



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PJ-1**

October 31, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VAL VERDE COMMUNITY REGIONAL PARK
GENERAL IMPROVEMENT PROJECT
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 6546; C.P. 86410; C.P. 86490
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the total project budget of \$1,358,662 for the Val Verde Community Regional Park General Improvement Project detailed in Enclosure A.
2. Award and authorize the Director of Public Works to execute an agreement with Khorramian Group Architects, Inc., to provide design and consultant services for the Val Verde Community Regional Park General Improvement Project for a not to exceed fee of \$81,890 funded by the Safe Neighborhood Parks Propositions of 1992 and 1996, Park In-Lieu Fees Special Fund, and net County cost; and establish the effective contract date following receipt of insurance certificates filed by the consultant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow Public Works to award the design services agreement to renovate Val Verde Community Regional Park.

The 58-acre Val Verde Community Regional Park originally developed in the 1920s is located in the unincorporated community of Val Verde southwest of Castaic in the Fifth Supervisorial District. The upper area of the park consists of undeveloped hillsides and canyons. The lower developed area of the park includes a clubhouse building, swimming pool and pool building, two restroom buildings, ball field, tennis and basketball courts, playground, picnic areas, shuffleboard court, horseshoe pits, and two parking lots. The San Martinez Wash runs through the park, south of San Martinez Road in the lower area of the park.

The proposed project includes replacing one of the existing restroom buildings; enlarging and renovating the ball field, renovating the basketball court, tennis court, and play area; constructing drainage improvements, and miscellaneous site and ADA improvements.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families Well-Being as it is an investment in public infrastructure and will provide enhanced recreational opportunities to assure good health and social well-being for children and families.

FISCAL IMPACT/FINANCING

The recommended agreement with Khorramian Group is for a total not to exceed fee of \$81,890. The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$1,358,662. The Project Schedule and Budget Summary are included in Enclosure A.

Sufficient appropriation is currently available in the Fiscal Year 2002-03 Capital Projects budget (C.P.s 86410 and 86490) to fund this project. Project funding is provided from the Safe Neighborhood Parks Proposition of 1992 under Section 8, Subsection (a), Paragraph (2), Subparagraph (MM) (\$17,662); Safe Neighborhood Parks Proposition of

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1996 under Section 3, Subsection (a), Paragraph (1), Subparagraph (WW) (\$675,000); Park In-Lieu Fees Special Fund from Park Planning Area No. 35 (\$366,000); and net County cost (\$300,000).

Operating Budget Impact

Following completion of the project, scheduled for April 2004, Parks and Recreation anticipates no start-up or increase in annual operating costs since the project is limited to the renovation or replacement of existing recreational facilities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parks and Recreation originally hired Owen Group, Inc. to provide architectural/engineering design and consultant services for the project. After preparation of a limited drainage study and schematic plans, Parks and Recreation terminated Owen Group's services and transferred the project to Public Works in October 2000.

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Khorramian Group is willing to consider Greater Avenues for Independence Program participants for future employment.

Khorramian Group is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to adopt plans and specifications and advertise for construction bids.

CONTRACTING PROCESS

Khorramian Group was selected using the Architectural Evaluation Board's accelerated architect/engineer selection process where the AEB provides a ranked list of qualified architectural/engineering firms for specific types of building design projects with a construction value less than \$2,000,000. Using this process, a single firm is chosen from the AEB's ranked list and invited to submit a proposal. The selection of Khorramian Group to submit a proposal was solely based on its qualifications to perform the design work.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. Public Works uses the Office of Small Business website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from website information.

In March 2001, Public Works, under delegated authority, awarded a consultant services agreement to Wheeler and Gray, Inc., to conduct a comprehensive drainage study of the park. The final drainage study report was completed in October 2001 and included recommendations for resolving the on-site park drainage issues.

On February 5, 2002, Public Works, under delegated authority, awarded a consultant services agreement for a not to exceed fee of \$11,500 to Khorramian Group for programming services. As part of the program phase, Khorramian Group validated and updated the facility program prepared by Parks and Recreation in 1999 based on the current needs of the park and the drainage study recommendations and prepared a conceptual cost estimate for the project.

Khorramian Group has agreed to provide the recommended services for a not to exceed fee of \$81,890. This fee includes architectural/engineering design, construction administration, consultant, and additional and reimbursable services. Consultant services will include geotechnical services. The construction administration portion of the fee proposed by Khorramian Group is applicable to services during construction and will be billed only during construction. The fee for additional and reimbursable services will only be used if additional work is requested and approved by Public Works.

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The negotiated fee is based on the County's architectural/engineering fee schedule approved by your Board on August 21, 1990. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Khorramian Group's fee schedule, Community Business Enterprise participation data, and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action will have no impact on current County services or projects.

CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

TIM GALLAGHER
Director of Parks and Recreation

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN Program)

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ENCLOSURE A

**VAL VERDE COMMUNITY REGIONAL PARK
GENERAL IMPROVEMENTS PROJECT
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 6546; C.P. 86410; C.P. 86490**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Award Design Contract	11/12/02
Execute Design Contract	11/26/02
Schematic Design	01/21/03
Construction Documents	04/16/03
Jurisdictional Approvals	06/19/03
Construction Award	09/09/03
Construction Start	10/01/03
Substantial Completion	04/27/04
Final Acceptance	06/28/04

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Drainage Study	\$ 32,580
Programming	\$ 11,500
Plans and Specifications	
Basic Design Services	\$ 50,410
Construction Administration	16,070
Additional Consultant Services	7,500
A/E Additional/Reimbursable Services	<u>\$ 7,910</u>
Total A/E Contract	\$ 81,890
Design Contingency	\$ 10,000
Plan Check and Jurisdictional Reviews	\$ 21,000
Construction	
Construction Contract	\$ 801,005
Change Order Contingency (10 Percent)	<u>\$ 80,100</u>
Total Construction	\$ 881,105
Other Consultant Services*	\$ 37,900
Miscellaneous Expenditures	\$ 6,000
County Services	\$ 276,687
TOTAL	\$ 1,358,662

* Includes previous Parks and Recreation expenditures for drainage study (\$15,400) and schematic design (\$12,500) by Owen Group.